

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 75 Kalbar Road, Eltham Vic 3095
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,480,000 & \$1,540,000

Median sale price

Median price \$1,259,000 Property Type House Suburb Eltham
Period - From 17/02/2025 to 16/02/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 6 Cameron Ct ELTHAM 3095	\$1,560,000	10/12/2025
2		
3		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

17/02/2026 10:43

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2



2

Property Type:

Agent Comments

Indicative Selling Price
\$1,480,000 - \$1,540,000

Median House Price

17/02/2025 - 16/02/2026: \$1,259,000

Comparable Properties

**6 Cameron Ct ELTHAM 3095 (REI/VG)**

5



3



2

Agent Comments

Price: \$1,560,000

Method: Private Sale

Date: 10/12/2025

Property Type: House (Res)

Land Size: 1166 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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